044.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	886,800 / 886,800
					USE VALUE:	886,800 / 886,800
					ASSESSED:	886,800 / 886,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVIDSON ALBERT H/REGINA
Owner 2:	
Owner 3:	
Street 1:	82 BEACON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DAVIDSON FLORENCE -
Owner 2:	LIFE ESTATE -
Street 1:	82 BEACON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,596 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Vinyl Exterior and 2316 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4596.000	440,500		446,300	886,800
Total Card	0.106	440,500		446,300	886,800
Total Parcel	0.106	440,500		446,300	886,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.90 | /Parcel: 382.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 31520

GIS Ref

GIS Ref

Insp Date 12/13/18

!3788!

PREVIOUS ASSESSMENT

Parcel ID: 044.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	440,600	0	4,596.	446,300	886,900	886,900	Year End Roll	12/18/2019
2019	104	FV	342,800	0	4,596.	474,200	817,000	817,000	Year End Roll	1/3/2019
2018	104	FV	342,800	0	4,596.	345,900	688,700	688,700	Year End Roll	12/20/2017
2017	104	FV	321,200	0	4,596.	301,300	622,500	622,500	Year End Roll	1/3/2017
2016	104	FV	321,200	0	4,596.	256,600	577,800	577,800	Year End	1/4/2016
2015	104	FV	285,900	0	4,596.	251,000	536,900	536,900	Year End Roll	12/11/2014
2014	104	FV	285,900	0	4,596.	206,400	492,300	492,300	Year End Roll	12/16/2013
2013	104	FV	297,600	0	4,596.	196,400	494,000	494,000		12/13/2012

PRINT

Date	Time
12/10/20	18:56:19

LAST REV

Date	Time
12/01/20	09:56:47
jorourke	
3788	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIDSON FLOREN	43991-238		10/29/2004	Family		No	No		
DAVIDSON HENRY	29053-424		8/1/2001	Family		No	No		
DAVIDSON HENRY/	29053-424		9/2/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	31520
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	Inspected	PH	Patrick H
11/26/2018	MEAS&NOTICE	CC	Chris C
2/2/2009	Meas/Inspect	189	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Measured	276	PATRIOT
2/15/2000	Inspected	276	PATRIOT
8/21/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4596		Sq. Ft.	Site		0	80.	1.21	1									446,305						446,300	

Total AC/HA: 0.10551 | Total SF/SM: 4596 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 446,305 | Spl Credit | Total: 446,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10336781
Const Adj.:	0.98490196
Adj $ / SQ:	184.741
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	598439
Depreciation:	157988
Depreciated Total:	440451

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

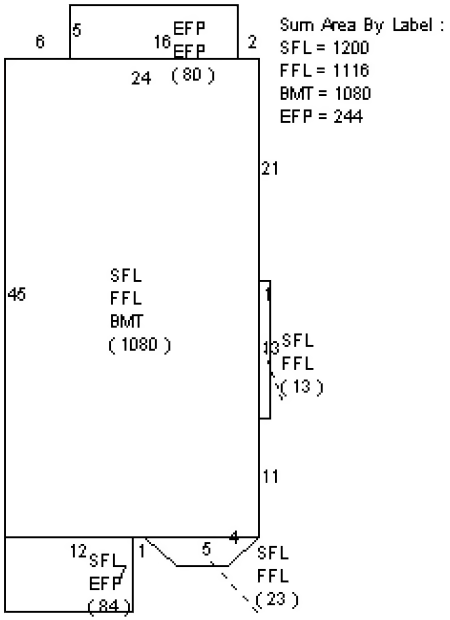
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,200	184.740	221,689
FFL	First Floor	1,116	184.740	206,170
BMT	Basement	1,080	55.420	59,856
EFP	Enclos Porch	244	37.800	9,224

Net Sketched Area:	3,640	Total:	496,939
Size Ad	2316	Gross Are	3640	FinArea	2316
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.74
Special Features:	0	Val/Su Net:	121.02
Final Total:	440500	Val/Su SzAd	190.20

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

044.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc